089.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	588,100 / 588,100
					USE VALUE:	588,100 / 588,100
					ASSESSED:	588,100 / 588,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRISCOLL SUSAN L
Owner 2:	
Owner 3:	
Street 1:	121 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BALDWIN LUKE--ETAL -
Owner 2:	BALDWIN CORINNE CROSKEY -
Street 1:	121 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,226 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1197 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3226.000	226,400		361,700	588,100
Total Card	0.074	226,400		361,700	588,100
Total Parcel	0.074	226,400		361,700	588,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.39 | /Parcel: 491.3

Legal Description

User Acct 56735

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/27/18

!7251!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,400	0	3,226.	361,700	588,100	588,100	Year End Roll	12/18/2019
2019	101	FV	206,800	0	3,226.	366,900	573,700	573,700	Year End Roll	1/3/2019
2018	101	FV	206,800	0	3,226.	273,900	480,700	480,700	Year End Roll	12/20/2017
2017	101	FV	206,800	0	3,226.	248,100	454,900	454,900	Year End Roll	1/3/2017
2016	101	FV	206,800	0	3,226.	237,700	444,500	444,500	Year End	1/4/2016
2015	101	FV	194,300	0	3,226.	201,500	395,800	395,800	Year End Roll	12/11/2014
2014	101	FV	194,300	0	3,226.	191,200	385,500	385,500	Year End Roll	12/16/2013
2013	101	FV	194,300	0	3,226.	181,900	376,200	376,200		12/13/2012

PRINT

Date	Time
12/10/20	21:54:33

LAST REV

Date	Time
04/30/19	15:55:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7251

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALDWIN LUKE--E	49847-98		7/27/2007		385,000	No	No		
	18264-560		6/1/1987		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	56735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2007	812	Wood Dec	10,400	C		G9	GR FY09	
9/16/1996	467	Manual	3,750					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
1/24/2000	Meas/Inspect	163	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3226		Sq. Ft.	Site		0	70.	1.60	5									361,746						361,700	

Total AC/HA: 0.07406 | Total SF/SM: 3226 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 361,746 | Spl Credit | Total: 361,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307607
Depreciation:	81208
Depreciated Total:	226399

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

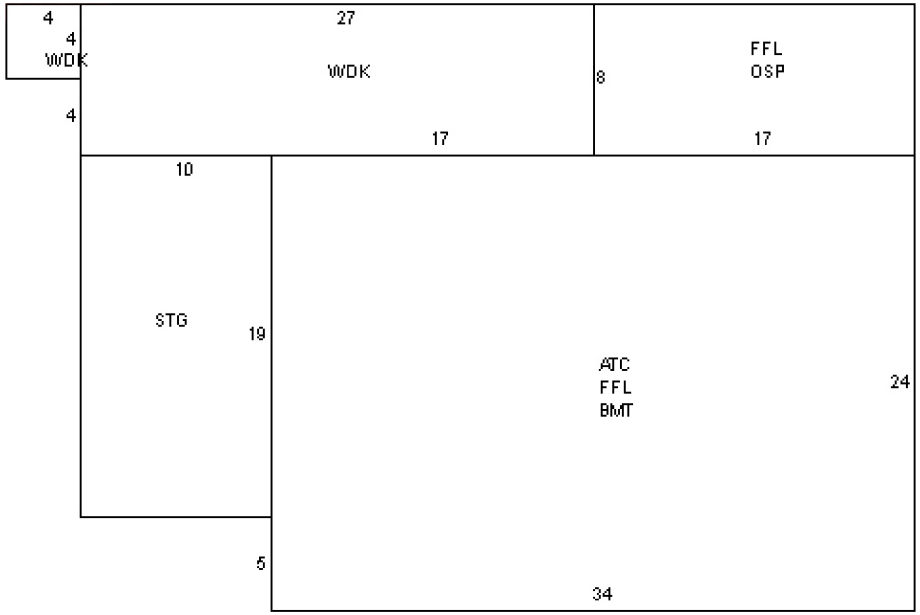
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	141.740	134,933
BMT	Basement	816	52.920	43,180
ATC	Attic	286	141.740	40,480
WDK	Deck	232	10.310	2,392
STG	Storage	190	7.050	1,340
OSP	Screen Porch	136	31.490	4,283

Net Sketched Area:	2,612			Total:	226,608
Size Ad	1237.6000	Gross Are	3142	FinArea	1197

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	86.68
Final Total:	226400	Val/Su SzAd	182.93

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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